

#11-12

AN ORDINANCE AMENDING AND SUPPLEMENTING CHAPTER 197, "HOUSING STANDARDS AND OCCUPANCY LIMITS", OF THE CODE OF THE TOWNSHIP OF NORTH BRUNSWICK, TO ADD NEW SECTIONS 197-9, "INFORMATION REQUIRED TO BE DISTRIBUTED TO TENANTS" AND 197-10, "RENTAL HOUSING LANDLORD REGISTRATION REQUIREMENTS" AND RE-CODIFYING THE REMAINING SECTIONS

BE IT ORDAINED, by the Township Council of the Township of North Brunswick, County of Middlesex and State of New Jersey, that Chapter 197, Housing Standards and Occupancy Limits, of the Code of the Township of North Brunswick, be and is hereby amended and supplemented to include a new Sections 197-9, Information Required to be Distributed to Tenants and 197-10, Rental Housing Landlord Registration Requirements, and to re-codify the remaining sections, as follows:

§ 197-9. Information required to be distributed to tenants.

Beginning May 1, 1995, the following information shall be provided to each tenant by the landlord or the landlord's agent:

- A. A Truth-in-Renting Statement prepared by the Department of Community Affairs in accordance with the Truth-in-Renting Act (N.J.S.A. 46:8-43 et seq.) shall be distributed to all tenants living in buildings with more than two dwelling units.
- B. A copy of the registration statement filed with the Enforcement Office and/or New Jersey Bureau of Housing Inspection.
- C. A copy of the New Tenant Notification Form provided by the Township of North Brunswick. Said form shall be signed by the tenant and maintained by the owner during the term of the tenancy. For buildings with more than four units, the form shall be maintained in a log at the rental office.

§ 197-10. Rental housing landlord registration requirements.

- A. Definitions.

LANDLORD – shall mean the person or persons who own or purport to own, or exercise control of any building or project in which there is rented or offered for rent housing space for living or dwelling purposes under either a written or oral lease.

RENTAL HOUSING - This definition shall include single family, two family, and owner-occupied two family premises which are rented by a landlord, as well as any multiple dwelling subject to the Hotel and Multiple Dwelling Law, P.L.1967, c.76 (C.55:13A-1 et seq.).

- B. Every landlord of any building or structure which comes under the provisions of this chapter shall, by May 1, 1995, file with the Enforcement Office a written registration statement. For buildings with three or more units, the registration statement shall be the certificate of registration filed with the New Jersey Bureau of Housing Inspection, plus conformance with the local registration requirements pursuant to Chapter 196, Hotels and Multi-Family Housing, of the Code of the Township of North Brunswick. For buildings with fewer than three dwelling units, the registration statement shall contain the following information on a form to be provided by the Township of North Brunswick:

- (1) The names and addresses of the owners in title of the housing property.
- (2) If the record landlord is a corporation, the name of the registered agent that will accept all legal notices on behalf of the corporation.
- (3) If the landlord is an entity other than an individual (i.e., a corporation, company, trade name, partnership, trust, condominium association, L.L.C., L.L.P., or other legal entity), the name and address of each partner and/or owner or person having a beneficiary interest; in the case of a corporation, the names and addresses of each stockholder if the total number of stockholders is 20 or less. In any event, with regard to corporate ownership, the registry shall disclose the name and address of any stockholder who owns, either directly or beneficially, 10% of the stock of the corporation.
- (4) The name, address and telephone number of the managing agent of the premises, if any.